

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Meeting Minutes
Monday, May 1, 2017
Warwick Planning Department
Second Floor, City Hall Annex

The following Commission members were in attendance:

Ms. Donna Tobin, Chair
Ms. Ginny Leslie, Vice Chair
Mr. William McQuade
Mr. Maxwell Pounder
Mr. Barry O'Brien
Ms. Carol Pratt

The following staff member was present:

Sue Baker, Warwick Planning Department

The meeting, which was rescheduled from its original April 19, 2017 date, was called to order by the Chairperson at 6:05 p.m.

Petition #17-292-320

Residential/Kelly Linn & Jason Roderick
51 Spring Garden Street
Pawtuxet Village

The Petitioner is seeking approval to install an 18' x 36' vinyl-lined, steel wall inground swimming pool to replace an above-ground pool. It will eventually have a concrete apron installed around the pool sides.

Ms. Linn was present and explained that the pool will replace a 27' diameter pool, which has been removed from the property. The new pool will be sited in the same location. She explained that, in order to keep to a projected construction deadline, she has already been working with the Building Department on the pool specifications and setbacks, and has been informed that all is in order.

There is already a six-foot white cedar privacy fence surrounding the area, and the property will be secured as required by code, and with additional locks on the fence.

Commissioner Leslie made a motion to approve Petition #17-292-320, citing Secretary of the Interior Standards for Rehabilitation Numbers 9 and 10. Commissioner Pratt seconded. All voted in favor, none opposed.

Petition #17-274-141

**New Construction of Residential Multi-Family
36-40 King Street/James and Barbara Bellini
Pontiac Village**

The Petitioners met with the Commission in an advisory capacity during its February and March meetings relative to an initial proposal to construct a five-unit, multi-family residence on the subject property. The previous residence was heavily damaged by fire in January 2016, and was determined to be an involuntary demolition. The damaged multi-family was razed, and, with appropriate approvals, it has been determined by the Building Official that the same number of units could be rebuilt in different configurations elsewhere on the property, or within the existing building footprint. The Petitioners are proposing to construct two buildings: one duplex, millhouse-style in the front, facing the street and one triplex, millhouse-style building back in the lot behind the parking area, also facing the street.

The Petition had been continued in order for the Applicants to submit revised site plans showing additional details that were not included in the originals.

A previous item for discussion centered around the Petitioners' desire to install 1/1 windows, which remained unresolved. Commissioner Pounder said he had spent a half hour driving around the neighborhood prior to the meeting, and was satisfied with their argument that 1/1 is consistent with the rest of the area, as there are a variety of life patterns evident throughout the neighborhood.

Discussion took place relative to several details, including mullions separating paired windows, headpieces, and cornerboards. The Commission felt that 5 1/4 x 6 would be more in keeping with the character of the neighborhood than the proposed 1 x 6. Additional discussion centered around the siding material, and what the walkways would be made of. Commissioner Pounder said he felt asphalt lessened the character of historic districts. The Petitioners noted that they planned to use either concrete or pavers. Regarding stairs, cement stairs for the front of all buildings are planned, and likely for the back of the front building, as it is anticipated to be the same grade. Stairs in the rear of the back building will be constructed of wood or concrete, depending on the grade. It was noted that whether railings will be required by code has not been determined; if deemed necessary, the Petitioners will have to return before the Commission.

It was agreed that the small details that the Commissioners and the Petitioners worked out and agreed upon, along with the overall project, would help with the marketability of the property.

Commissioner Pounder made a motion to approve Petition #17-247-141, new construction of five (5) multi-family dwelling units, as presented within the submitted materials and site plans, and based upon information provided during the meeting, and that paired windows shall have 1 x 4 mullions between the windows; the window header shall be 1 x 6, no mitered corners; there shall be full-width sills as wide, or slightly wider, than the trim; the door header and termination should be similar or somewhat larger than the window trim; the corner boards should be 5 1/4 x 6, or have the appearance of 5 1/4 x 6; the clapboards shall be of a smooth Hardiboard material; and stairways, by code, that are higher than 30" above the grade must have a guardrail and handrails.

Further, the Commission also stipulated that plans for guardrails/handrails for stairs and/or decks shall be submitted to the HDC for separate review and approval and are hereby not shown or approved for construction, and that all sidewalks/walkways shall be concrete or pavers. It is understood that the driveway will be constructed of asphalt.

Commissioner Pounder seconded the motion. All voted in favor; none opposed. Secretary of the Interior Standards for Rehabilitation Numbers 9 and 10 were cited.

Petition #17-245-95
Commercial/KLS Realty LLC
1350 Greenwich Avenue
Apponaug Village

The Petitioner is seeking approval to install an externally illuminated pylon sign, the external illumination to be eight (8) gooseneck light fixtures and four (4) ground flood lights. The overall size of the sign is proposed to be 17'6" x 9'3". The base will be of aluminum with ½" Sintra "frame" painted to match the building fascia. The address will be ½" Routed black Sintra. The sign body will be 11" deep aluminum structure with .08 aluminum cladding painted to match the existing building trim.

Ms. Stephanie Poyant Moran was present. She explained the project, which would also include removing an existing, four-sided sign. The new sign will be placed perpendicular to the main road.

The square footage and height of the proposed sign versus the existing sign was discussed. Because the existing sign is four-sided, its square footage per side is much less than the square footage of each side of the proposed sign. Commissioners expressed concern that, although the proposed sign is shorter in height than the existing structure, it's too large, and feel its design does not blend in with the atmosphere and character of the Village as well as the existing sign. It was suggested that something similar to the existing kiosk would be appropriate; the Petitioner replied that her client likely would not want a four sided sign. Other design elements, including stonework, were suggested as options. The Petitioner said the intent of the proposed design was the match the existing building. Discussion also took place relative to zoning regulations regarding to the maximum square footage allowed per side; the Petitioner said the design would be reduced to meet code.

Commissioner McQuade asked if, based on the comments, and Ms. Moran's client's desire to move forward as quickly as possible, she would be willing to prepare several alternate designs for the Commission's review similar to what they have designed for other historic districts. Ms. Moran said she would be happy to do so.

Commissioner Pratt made a motion to continue the Petition for two weeks, until the regular monthly meeting on May 17. Commissioner Leslie seconded. All voted in favor; none opposed.

Commissioner Pratt excused herself from the meeting at 7:02 p.m.

OTHER BUSINESS

Commissioner McQuade commented on the Commission's ongoing discussions regarding community outreach to those living within historic districts. He suggested that the Commission consider updating an informational pamphlet from the 1990s to provide to residents.

- **Approval of minutes of August 17, 2016 meeting**
Held until the May 17, 2016 meeting due to lack of quorum of those present at the meeting.
- **Approval of minutes of October 19, 2016 meeting**
Commissioner Leslie motioned to approve, seconded by Commissioner McQuade. All voted in favor; none opposed.
- **Approval of minutes of February 15, 2017 meeting**
Commissioner McQuade made a motion to accept the minutes, seconded by Commissioner Leslie. All voted in favor; none opposed.

Commissioner McQuade made a motion to adjourn, seconded by Commissioner Pounder. All voted in favor; none opposed. The meeting adjourned at 7:10 p.m.